



**MARYLAND GREEN BUILDING COUNCIL
MEETING SUMMARY
Lowe House Office Building Room 150
Annapolis, Maryland
28 May 2014**

Attendees:

Tom Liebel – MDGBC
Stephen Gilliss – DGS
Lauren Buckler - DGS
Mimi Wright - MDGBC
Anja Caldwell - MDGBC
Prescott Gaylord – MDGBC
Lisa Ferretto -MDGBC
Christine Varney – MDGBC
Caroline Varney - Alvarado– DHCD
Helen Stewart – DNR
Ellen Robertson – DGS
Kelly Walker – DGS
Joan Cadden - DGS

Martha Shrader – USM
Mark Beck - USM
Kristen Ahearn - MEA
David St. Jean - MEA
Meg Andrews - MDOT
Laura Armstrong - MDE
Mark Beck - USM
David Lever– PSCP
Anne Raines- MDGBC
Crystal Lemieux - DLS
Tonya Zimmerman - DLS
Michael Fortin - DGS

Guests:

Chris Parts- AIAMD
Lorraine Doo- USGBCMD
Stuart Kaplan – SDK,PA
Sabrina Harder - USGBC MD

- I. Chairman Tom Liebel brought the meeting to order. Introductions of all attendees followed.
- II. Chairman Liebel requested a move to approve the meeting summary from the March 26, 2014 and April 23, 2014 meetings. Motion was made and the meeting summaries were approved.
- III. David Lever updated the Council on the status of IAQ requirements for relocatable classrooms.
 - A. Legislation was passed in 2007 for regulations on indoor air quality but had to be withdrawn 3 times. Legislation was revised in 2014. The Maryland Children's Protection Advisory Council met last week to discuss their role.
 - B. David has referred to the IgCC for requirements. He is sending out drafts to develop support for the IgCC and to solicit input from doctors for the regulations.
 - C. He would like for the Maryland Green Building Council to support the regulations in case of pushback.

- D. The larger goal is to create regulations for IAQ in existing schools under construction. Many smaller projects like roofs and renovations expose children and staff to fumes and poor IAQ from which they need to be protected. They will be required for relocatables no matter what the project. All of Anja's IgCC recommendations should be used in both relocatables and in existing schools. New schools would of course meet LEED or IgCC requirements.
- E. Prescott asked how common is it to have construction done while there are occupants in the schools? David responded that it is very common. Moving classes, renovations, roofing, new carpet, paint etc. are things that are done all the time. Tom Liebel asked if they are using environmentally safe products? If so then pathway interruptions are not needed. Off gassing from construction materials should be eliminated.
- F. Anja would like to have a discussion with the pediatricians and health officials regarding exposure to certain chemicals. Environmental illness can be triggered by one exposure. Portable Classrooms are just the beginning. Tom Liebel asked if it would be beneficial to have someone from the MCPAC present to the Council regarding Indoor Air Quality? David Lever agreed that it would be a good idea. Cliff Mitchell has sat in on a meeting.
- G. Tom Liebel asked if we want to expand into existing building maintenance? David said the long term plan is to use green products. There are few schools in Baltimore City that have maintenance plans. The new Baltimore City schools will require it. But there are financial implications. Tom Liebel asked if we should look at legislation for this? David said he would test the waters but he is concerned about legislating something that is not affordable. Tom Liebel asked if it is a resistance because of money? David said at the top level there is interest but not so much at the lower levels. It would help if we could demonstrate easy stuff like changing filters. The larger school system's organization tends to break down more than smaller schools due to so many levels from top to bottom. Mimi Wright asked if DGS is using green cleaning products and if so, could they share information. Lauren Buckler said there are green purchasing standards. DGS is hosting an event in July on green purchasing. Tom Liebel asked if information on the event could be forwarded to David. Lauren said yes.
- H. Prescott Gaylord asked who has the responsibility to make sure the green items are purchased and training is provided. David said the contractor is supposed to provide training but that happens just at the beginning after the building is completed. New projects are required to purchase green products. Older buildings not so much. The contractor is responsible for training. Mimi Wright asked if schools have to go thru local zoning and code permit processes? David responded it depends on the value and type of the work. Some systems do and others don't. Tom Liebel asked if it's new construction vs. maintenance? David Lever responded yes, roof repair vs replacement. Anja noted the economics of all of this are interesting. What are the long term lost income and health care costs of not doing the right thing? Tom noted that the costs for green cleaning products should be zero. David said the cost impact on the facility can be such that some buildings are running to fail as money isn't available to maintain them properly but has to be allocated to repair. Tom asked how we can break that cycle? How do you fix without throwing money at it? David Lever said an Executive Order calls for a DBM/MLIS to do 1 1/2 year study to look at

creative funding success. But the money is not for maintenance, it is for new construction.

IV. Chairman Liebel introduced the next topic. He said that MEA was asked by State Stat to discuss a cross laminated timber (CLT) industry in the State. Can the Council promote for sustainability and for economic development the making engineered lumber out of waste and scraps?

- A. Mimi Wright said wood industries are always looking to use scraps. With technology there are always more opportunities. Tom said most State construction is not wood based except for some DNR buildings. Mimi said maybe that needs to change. Kristen Ahearn said State Stat inquired about the use of wood in buildings to build up to 14 stories. Tom Liebel said wood skyscrapers are in violation of current building codes. Mimi said Anja sent her a photo of a large building in Germany that was constructed from wood. Caroline Varney-Alvarado asked if the product has formaldehyde or other chemicals in the materials? Kristen Ahearn responded that off gassing is below regulation levels. As for the codes Matt Power of State-Stat said it's not addressed in the codes. Tom said there are height and area limitations in the code based on the type of construction which is based on the building material. It would take a very progressive code official in this country to accept this at this time. Mimi Wright said just because it isn't in the code does not mean it shouldn't be looked at.
- B. David St. Jean said there is a history of this in Europe... It not really chip board like other engineered lumber but rather large laminated pieces of timber. Could plants in Canada and Western US be used to make this? There is a lot of timber available in these areas because of invasive beetles killing trees. David Lever asked if there was any literature regarding the system? Tom Liebel responded yes.
- C. Prescott Gaylord asked if there is a need for this? Kristen Ahearn said DNR forestry is always looking for ways to support the forest industry. Prescott asked why MEA is involved? Is there an energy implication? Kristen said she's not really sure why. Greenhouse gases mainly. Mimi Wright said that the carbon could be stored in these buildings but one factor would be the density structure of the wood. Fir would work here but local pine like she grows would not. Tom Liebel said this could be discussed more in June. Caroline Varney- Alvarado said the code could be reviewed. Kristen said it it's expected to be addressed in the 2015 IBC. Prescott asked if we really want to take up the specific question of what we can do with this technology? Tom said yes, since we've been asked to by State Stat. But how far afield of the MDGBC are we getting with this? What other technologies are there that are local materials to be pushed? How can we promote local State sourced materials?

V. Stephen Gilliss updated the Council on progress on the IgCC supplement. The committee has held two meetings so far. One in person and one via conference call yesterday. So far the committee has gotten partway thru chapters 4 through 6. We will wrap those up in the next meeting.

- A. Tom would like to be able to have two months of comments and tweaks before recommending it to the Secretaries.

VI. Tom Liebel moved on to the next agenda topic, updating the Maryland Green Building Program.

- A. Stephen Gilliss stated that David Lever has done a great job editing the Program to add language making it inclusive of schools. He sent out his edited version just prior to the meeting. Schools were not originally in this document as that law had not been enacted yet.
- B. Tom Liebel started the discussion with the bullet points prior to section A. Introduction. One of the stated goals of the Program is to achieve a 15% energy reduction by 2015. David Lever said he was concerned with the reporting of energy savings. Tom asked, wouldn't it be good to ask for the documentation and expect to receive it?
- C. Mimi Wright said at the last meeting we discussed water measurements and usage in the State buildings. Does anyone measure this? Lauren Buckler responded that MEA is required to track water use. Water is tracked in some of the energy data management but nothing is done with it. Tom Liebel asked if it is useful to continue to ask for the data? Mimi Wright said Maryland does not have an unlimited water supply. Lauren responded that water savings is included in Energy Performance Contracts. DGS could also put it in their Project Manual but that's only for DGS buildings. It could also be a mandated point in the LEED and IgCC. Laura Armstrong said there are a lot of issues on performance of State buildings. There are plans to replace a lot of old Executive Orders with something that knits all of the initiatives together. On the table now are the Energy Plans for State agencies. David St. Jean said that MEA is telling agencies we need to reduce consumption by 20% by 2020 but that's not official policy. Lauren Buckler said there has been positive feedback on this so far.
- D. Tom noted that the Governor is down to his last 6 months. Can we advocate for this or should we just wait for the next administration? Lauren said we should probably wait for the next administration. We were developing an environmental Executive Order for Governor O'Malley but it got to be too ambitious and died.
- E. Tom suggested we build a laundry list for the new Governor. Lauren said it might be better received. Tom suggested a top 10 list of items to do in an Executive Order. We could use the previous draft to take ownership of the building related items to have ready for the conversation. Laura Armstrong said that it was largely about operation. Do we have the opportunity to go into maintenance and operations? Tom said sort of but we need to not overstep our bounds but we have discussed operations. Lisa Ferretto said the design, build *and* operate model is what we should work on. Operations use more energy than design and construction. Also, having a water reduction goal would be good. Lauren Buckler said MDE did go through the metering issues. Tom suggested that we could go to the administration to advocate for resources to create a water goal. Lisa asked if we do track it now? Lauren said we track some but would need sub metering and a person to do it. Prescott asked if there was a non-profit we could use to do the work? Lauren responded that there has been limited success with that approach. Anja said the schools have Btu goals for the year but no water goals.

Tom said data consumption per occupant could be projected but not for operations and cooling towers etc. Laura Armstrong said there are assumptions in LEED for per capita use.

- F. Mark Beck noted that on the flip side there is waste stormwater going on. We should look at this. Also, if we are serious about a carbon neutral goal we have to have a policy of building Green House Gas Free. Goals to be carbon neutral need to be done without carbon offsets. Tom Liebel said we have two schools being done as net zeroes. That's the new LEED Gold, we've come a long way. Even net carbon plus. We need to figure out how to get there. Prescott responded that we might want to open this document to that. Mark Beck asked what is the GHG Goal? Tom asked if we could make our goals for new construction to be net positive?
- G. Stephen noted that visions and goals are nice but we are not accomplishing the goal of updating the implementation of the Green Building Program. By this time meeting time was running out. On to around the table.

VII. Tom opened the floor for "Once Around the Table"

- A. Lauren promoted DGS' Green purchasing event to be held on July 17, 2014. It will be attended by officials from state agencies, schools and community colleges. The Council could set up a table if it would find it useful.
- B. Tom announced that he is not continuing as Chair but will be interim until a new Chair is appointed.
- C. David Lever said that we have not yet had Jon Laria of the Sustainable Growth Commission speak to the Council. David is working with them on infill growth. He said he also gets concerns from schools on storm water management. He had a good meeting with MDP & MDE to draft options for local officials to understand. There will be a session in September to talk about options. It will be held at the West Towson Elementary School and should be a good event.
- D. Lisa Ferretto announced that the June issue of the green events newsletter is coming out tonight. It will have content on Baltimore Greenscape, Baltimore City Schools and the USGBC Preservation event taking place tonight.
- E. David St. Jean announced that MEA is providing building retuning training @ Towson University June 17 through 19 for state facility training on how to do energy efficiency and energy code training. Also, David is trying to perform energy code compliance testing for the counties. Montgomery County came in at 92% compliance. This is the only County done so far. Anne Arundel is not letting him do it. Tom asked if there is a penalty for non-compliance. David does not know.
- F. Lorraine Doo announced a USGBCMD Preservation event tonight at 1111 Light Street. Tom Liebel will be speaking there.

VIII. The meeting was adjourned at 12:00PM. The next meeting is scheduled for June 25, 2014 at 10 a.m. in Room 150 of the Lowe House Office Building.

The preceding is intended as a summary only of the discussions held on this meeting date. Council members are requested to review the summary and notify the writer of any errors, omissions or unintended misrepresentations of the discussion.